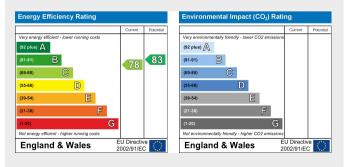
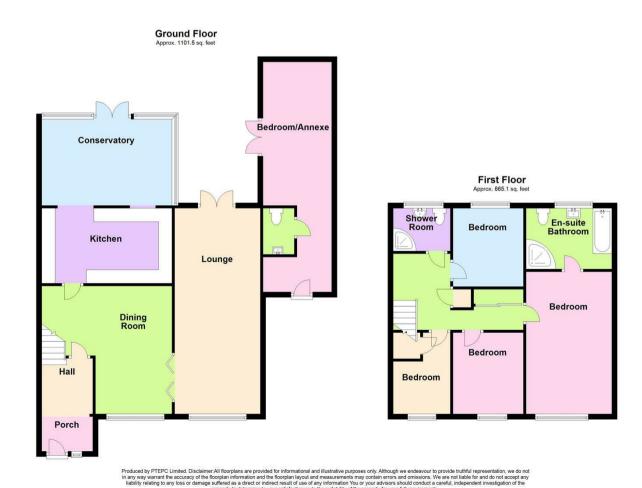


- No onward chain
- Extended and much improved
- Spacious, versitile and well presented accommodation throughout
- Four first floor bedrooms with ensuite and separate shower room
- Generously sized lounge and dining room plus 15'9 x 10'9 conservatory
- Separate games room/potential annexe with its own kitchenette, cloakroom and separate entrance
- Block paved driveway and garage with electric roller door to front
- 10 solar panels on the roof with a large battery in the loft
- Walking distance of the local Primary School, local Co-op, post office, bus service and Lion Inn
- EPC C



Situated in a sought after cul-de-sac location and being offered for sale with NO ONWARD CHAIN, is this extended and well presented four/five bedroom semi detached family home. The property is ideally positioned within walking distance of the local Primary School and many village amenities including the Co-op, post office, bus service and Lion Inn and also with easy access to Hatfield Peverel train station and Chelmsford City Centre. The property boasts spacious and flexible accommodation throughout, with the first floor offering four good size bedrooms with ensuite to master bedroom and separate shower room. The ground floor comprises a spacious a 25'2 x 10'5 lounge, separate 15'9 x 10'9 dining room, 15'9 x 10'9 conservatory, 15'10 x 9' fitted kitchen and useful separate games room/potential annexe with its own entrance, kitchenette and cloakroom. Further features include a well maintained rear garden, large garage with electric roller door to front, gas central heating, solar panels and block paved driveway. INTERNAL VIEWING ADVISED.



property to determine to your satisfaction as to the suitability of the property for your full requirements Plan produced using PlanUp.

#### **Distances**

Hatfield Peverel Train Station (3.8 miles)

Boreham Primary School (0.5 miles)

A12 Boreham Interchange (1.6 miles)

Chelmsford City Centre (5.4 miles)

All distances are approximate

#### **ACCOMMODATION**

### **GROUND FLOOR**

### **Entrance Hall**

## Lounge

7.69m x 3.19m (25'2" x 10'5")

# **Dining Room**

4.82m x 3.28m (15'9" x 10'9")

# Conservatory

4.82m x 3.28m (15'9" x 10'9")

## Kitchen

4.85m x 2.75m (15'10" x 9'0")

# Games Room/Potential Annexe

5.40m x 2.59m (17'8" x 8'5")

#### Claokroom

**Kitchenette** 

## FIRST FLOOR

## **Bedroom One**

5.33m x 3.19m (17'5" x 10'5")

#### **Ensuite**

### **Bedroom Two**

3.10m x 2.75m (10'2" x 9'0")

### **Bedroom Three**

2.91m x 2.33m (9'6" x 7'7")

### **Bedroom Four**

3.05m x 2.06m (10'0" x 6'9")

#### **Shower Room**

# Landing

#### **EXTERIOR**

# Garage

7.00m x 4.48m (22'11" x 14'8")

#### Rear Garden

Front Garden

#### Services

# Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

# **Important Notices**

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

























35 The Street Latchingdon Chelmsford Essex CM3 6JP

T: 01621 742 310

Hatfield Peverel Chelmsford CM3 2DP

Bruce House

17 The Street

T: 01245 382 555

### Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946 Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP























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